075.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,074,500 / 1,074,500
					USE VALUE:	1,074,500 / 1,074,500
					ASSESSED:	1,074,500 / 1,074,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VINCENT NAZAR
Owner 2:	
Owner 3:	
Street 1:	4 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DANDREA RAFFAELE P -
Owner 2:	-
Street 1:	4 ROBIN HOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,540 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Veneer Exterior and 2527 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12540.000	512,100	5,100	557,300	1,074,500
Total Card	0.288	512,100	5,100	557,300	1,074,500
Total Parcel	0.288	512,100	5,100	557,300	1,074,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.21 | /Parcel: 425.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 47185
GIS Ref:
GIS Ref:
Insp Date: 09/09/20

!6242!

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,900	5100	12,540.	557,300	918,300	918,300	Year End Roll	12/18/2019
2019	101	FV	306,800	5100	12,540.	557,300	869,200	869,200	Year End Roll	1/3/2019
2018	101	FV	306,800	5100	12,540.	477,700	789,600	789,600	Year End Roll	12/20/2017
2017	101	FV	306,800	5100	12,540.	445,900	757,800	757,800	Year End Roll	1/3/2017
2016	101	FV	306,800	5100	12,540.	382,200	694,100	694,100	Year End	1/4/2016
2015	101	FV	271,400	5100	12,540.	342,400	618,900	618,900	Year End Roll	12/11/2014
2014	101	FV	271,400	5100	12,540.	316,900	593,400	593,400	Year End Roll	12/16/2013
2013	101	FV	271,400	5100	12,540.	302,200	578,700	578,700		12/13/2012

PRINT

Date	Time
12/10/20	21:02:31

LAST REV

Date	Time
09/09/20	15:34:13
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6242

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANDREA RAFFAEL	72406-527	1	4/1/2019	Change>Sale	920,000	No	No		
	11203-393		9/1/1966			No	No		Maria F Dandrea dod 1/12/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	675	Heat App	11,000	C				
5/6/2019	610	Dormers	68,600	O				
4/24/2019	546	Renovate	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	Measured	DGM	D Mann
10/26/2018	MEAS&NOTICE	BS	Barbara S
4/15/2009	Meas/Inspect	163	PATRIOT
2/17/2000	Inspected	276	PATRIOT
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12540		Sq. Ft.	Site		0	70.	0.63	4									557,342						557,300	

Total AC/HA: 0.28788 | Total SF/SM: 12540 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 557,342 | Spl Credit | Total: 557,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06551242
Const Adj.:	1.02389765
Adj $ / SQ:	136.372
Other Features:	134386
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	629159
Depreciation:	117024
Depreciated Total:	512136

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

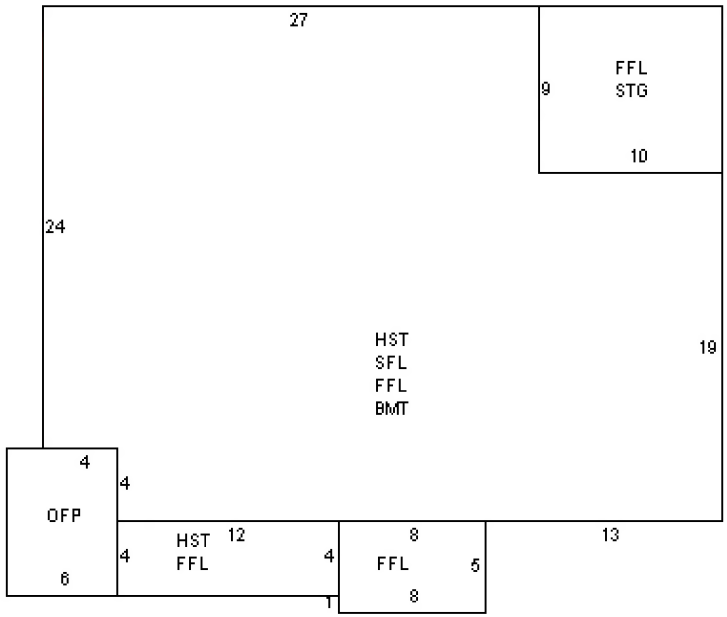
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.01
Special Features:	0	Val/Su Net:	142.45
Final Total:	512100	Val/Su SzAd	202.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,108	136.370	151,100
BMT	Basement	930	40.910	38,048
SFL	Second Floor	930	136.370	126,826
HST	Half Story	489	136.370	66,686
STG	Storage	90	8.420	758
OFP	Open Porch	48	45.050	2,162

Net Sketched Area:	3,595	Total:	
Size Ad	2527	Gross Are	9664	FinArea	2527
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc